



UPTOWN PLANNERS

Uptown Community Planning Group

REVISED AGENDA

NOTICE OF PUBLIC MEETING

August 7, 2018

6:00-9:00 p.m.

Joyce Beers Community Center, Uptown Shopping District

(Located on Vermont Street between the Aladdin Restaurant and Panera Bread)

All times listed are estimates only: an item may be heard earlier than the estimated time:

I. Board Meeting: Parliamentary Items/Reports: (6:00 p.m.)

- A. Introductions
- B. Adoption of Agenda and Rules of Order
- C. Approval of Minutes
- D. Treasurer's Report
- E. Chair/CPC Report; Annual Report

II. **Public Communication:** Non-Agenda Public Comment (3 minutes); Speakers are encouraged, but not required, to fill out a public comment form, and provide them to the Secretary at the beginning of the meeting.

III. Representatives of Elected Officials:

IV. Consent Agenda

V. Action Items: Planning: (6:45 p.m.)

1. **2761, 2729 & 2665 FIFTH AVENUE ("6th & OLIVE STREET NDP & VESTING TM")** – Bankers Hill/Park West – The project proposes to demolish the existing 16-unit Park Chateau Apartments, cathedral administrative offices, and a 20-space surface parking lot, and construct and approximately a 204-unit, 262,500-square foot, 20-story, mixed use building above a five-level underground parking structure consisting of 16,910 square feet of Cathedral office space within four commercial condominiums and 204 residential condominiums. The proposed residential density includes the transfer of the remaining density potential on the built Nutmeg Site to the Olive Street Site, equivalent to five dwelling units. The project also includes landscaping and other site improvements. The project is an infill mixed-use development within the Transit Priority Area (TPA) consisting of 18 affordable dwelling units (very low-income units), and 186 market-rate units, with three development incentives in accordance with the City's Affordable Housing Density Bonus regulations and in conformance with the criteria of the Affordable/In-fill Housing and Sustainable Buildings Expedite Program. The project site is located at 2761, 2729 and 2665 5th Avenue in the CC-3-9 and RM-4-10 Zone(s), the Community Plan Implementation Overlay Zone (CPIOZ Type A), Residential Tandem Parking Overlay Zone, Transit Area Overlay Zone, the TPA, Airport Influence Area for SDIA (Review Area 2), FAA Part 77 Notification Area of SDIA and North Island NAS, and is partially within the Airport Approach Overlay Zone. *(DRS Motion by Wilson, seconded by Seisun: To recommend that Uptown Planners not support the proposed project because of (1.) the project's excessive height; and, (2.) the lack of sufficient affordable housing. The project should be revised to reduce its height back to the 158 feet of the originally approved project in 2011, and*

more affordable housing should be included. Motion approved by a 5-1-1 vote. Wilson, Seisun, Daniel, Ellig, Mullaney voted in favor; Brennan voted against; DRS chair Nakhshab abstained from the vote, but stated he supported the project.)

2. 2466 FIRST AVENUE TENTATIVE MAP – Process Three – Bankers Hill/Park West –

Tentative Map for the consolidation and subdivision of six existing lots into one lot for twenty-one (21) residential condominiums and one commercial condominium located at 2466 First Avenue. The 0.17 acre site is located in the RM-3-7 and CC-3-4 base zones.

VII. Letter of Support: Special Events:

1. REQUEST FOR LETTER OF SUPPORT FOR THE 21st SUSAN G. KOMEN SAN DIEGO

RACE FOR THE CURE; 5K & ONE MILE WALK/RUN – Bankers Hill/Park West -- The event will take place on November 4, 2018. It will start at Palm Street & Sixth Avenue; and proceed along Sixth Avenue from Palm Street to Juniper Street; then east on Juniper Street to Balboa Drive, and north along Balboa Drive back to the starting point at Quince Street.

VII. Planning Staff/Subcommittee/Community Reports: (8:15 p.m.)

- 1. Historic Resources Subcommittee Report & Proposed Joint Task Force--** Action Item – Amie Hayes -- The subcommittee will meet on August 2, 2018 to discuss the proposed Park Boulevard Historic District, and review the proposed district's context statement, boundaries, and reasons for designation. Board members from the Greater North Park Planning Group will also be in attendance. Uptown Planners is being requested to approve a proposed joint task force consisting of members of both the Uptown and Greater North Park Planning Group, which will work together to review and make recommendations concerning the proposed Park Boulevard Historic District.
- 2. Update on the San Diego Unified School District 4100 Normal Street Property –** Information Item -- Bill Ellig -- The San Diego Unified School District issued an RFP nine months ago seeking to exchange the 11.2 acre Normal Street School property with a private developer for land elsewhere in the city. No acceptable bids were received, and the Board of Education is now looking at possible rehabilitation or other uses for site

Adjournment: (9:00 p.m.)

NOTICE OF FUTURE MEETINGS

Uptown Planners: September 4, 2018, at 6:00 p.m., in the Joyce Beers Center on Vermont Street in the Uptown Shopping District; the agenda will include the 2426 Fourth Avenue Apartments NDP.

Note: All times indicated are only estimates: Anyone who requires an alternative format of this agenda or has special access needs contact (619) 835-9501 at least three days prior to the meeting. For more information on meeting times or issues before Uptown Planners, please contact Leo Wilson, Chair, at (619) 822-5103 or at leo.wikstrom@sbcglobal.net. Uptown Planners is the City's recognized advisory community planning group for the Uptown Planning Area.

Visit our website at www.uptownplanners.org
For meeting agendas and other information